

Received Kennebec SS.  
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# Pages 3 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

72-40

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**  
(Statutory Short Form)

**Richard J. Elias, Jr. and Nancy E. Elias**, whose mailing address is 8 Stone Ridge Drive, Waterville, ME 04901 for consideration paid, grant to **Todd E. Stapley**, whose mailing address is P.O. Box 271, Alna, ME 04535, with **Warranty Covenants**, a certain lot or parcel of land, with any buildings thereon, situate in **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set on the northerly right of way line of the cul-de-sac section of Stone Ridge Drive at the common front corner of Lots 4 and 5 as shown on a subdivision plan entitled "Final Subdivision Plan of Stone Ridge - Waterville, Maine", dated July 1986 by K & K Land Surveyors, Inc.; thence in a general westerly direction following along the northerly right of way line of said Stone Ridge Drive cul-de-sac along an arc convex to the south a curved distance of 120.00 feet to an iron pin set on said line at the common front corner of Lots 3 and 4 of said plan, said arc has a radius of 5.00 feet and a central angle of  $91^{\circ} 40' 24''$ ; thence  $N 32^{\circ} 35' 43'' W$  along the common side line of Lots 3 and 4 a distance of 130.49 feet to an iron pin set on the southeasterly line of land now or formerly of Donald Toulouse at the common rear corner of said Lots 3 and 4; thence  $N 31^{\circ} 50' 58'' E$  along the southeasterly line of said Toulouse land a distance of 275.00 feet to a granite monument marking a westerly corner of land of the Kennebec Water District; thence  $S 63^{\circ} 09' 31'' E$  along a southwesterly line of said District land a distance of 348.24 feet to a granite monument set at a corner of said District land; thence  $S 25^{\circ} 48' 54'' W$  along a northwesterly line of said District land a distance of 19.85 feet to a granite monument set at another westerly corner of said District land, said monument also marks the common rear corner of Lots 4 and 5 of said plan; thence  $S 65^{\circ} 25' 19'' W$  along the common side line of Lots 4 and 5 a distance of 305.25 feet to the iron pin at the point of beginning.

Meaning and intending to convey Lot #4 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc., dated July 1986 and recorded in the Kennebec County Registry of Deeds in File #E-87010.

This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected near than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.

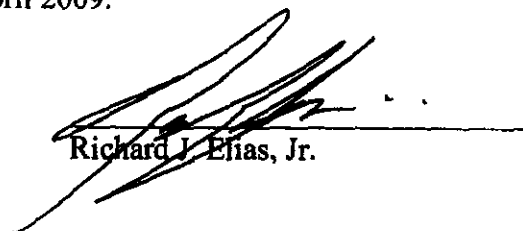
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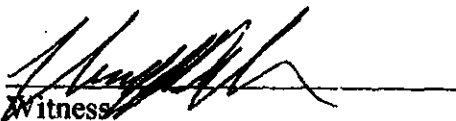
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.
8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lot or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantors herein do not hold themselves responsible for enforcing the foregoing restrictions.

Being the same premises conveyed to Richard J. Elias, Jr. and Nancy E. Elias by Warranty Deed of David M. Lubin and Elizabeth W. Lubin dated October 29, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6090, Page 324.

Witness our hands and seals this 10<sup>th</sup> day of April 2009.

  
Witness

  
Richard J. Elias, Jr.

  
Witness

  
Nancy E. Elias

State of Maine  
County of Kennebec, ss

April 10, 2009

Personally appeared the above named Richard J. Elias, Jr. and Nancy E. Elias and  
acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public  
My Comm. Exp.

